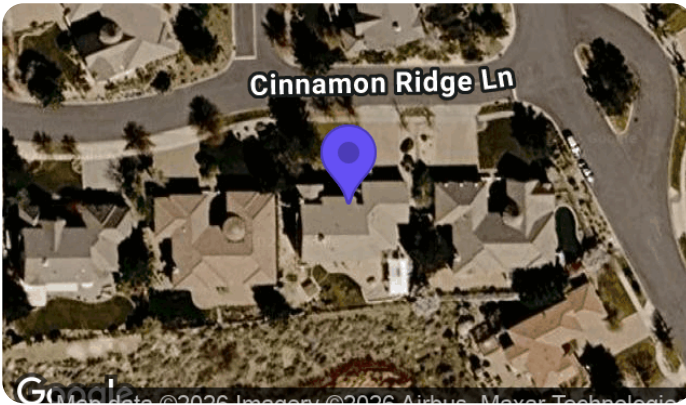


Single Family Residence **RESIDENTIAL**

8310 CINNAMON RIDGE LN

RENO, NV 89523

\$1,386,359 TopHap Estimate · \$377 / ft² · confidence 88 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

3,680 ft²
LIVING AREA

0.31 ac
LOT SIZE

2003
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$1.4M

\$1.2M low

\$1.6M high

Last Sale

\$1,365,000 · Nov 3, 2025

Est. Owner Equity

\$294,359

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$3,560 (2025)
Assessed Value	\$301,495
Previous Assessed	\$299,480
Assessor Market Value	\$612,276

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.31
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 110 ft²

Porch · 233 ft²

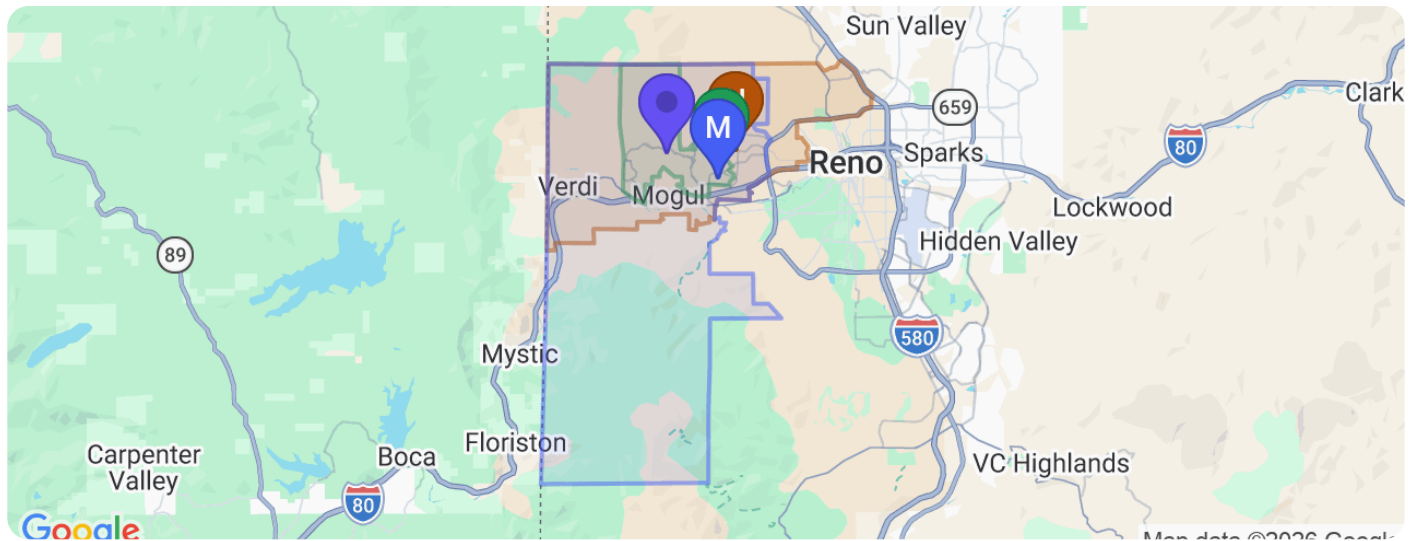
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 30, 2026	Financing	Mortgage			\$1.1M
Oct 9, 2025	Resale	Bargain And Sale Deed	\$1,365,000	\$371	\$1.1M
Jun 16, 2020	Resale	Bargain And Sale Deed	\$871,000	\$237	\$656K
Apr 13, 2004	Resale	Grant Deed	\$652,440	\$177	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
George Westergard Elementary School	Elementary	KG–5	1.9 mi
B. D. Billingshurst Middle School	Middle	6–8	1.9 mi
Robert McQueen High School	High	9–12	2.3 mi

District: Washoe County School District



Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 89523

58 CRIME INDEX	87 AIR POLLUTION	40,260 POPULATION	\$97K MEDIAN IN-COME	46°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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